

HOUSING COST GAPS

The American Community Survey captures housing costs across the nation. These costs include rent or mortgage and associated utilities, property insurance, and other costs. Indiana's **median monthly housing cost of \$812** is nearly 20% less than the national median of \$1,012. Despite this fact, **there is no Core-Based Statistical Area (CBSA) in Indiana where a household earning minimum wage and working 40 hours per week can afford the median monthly housing cost** in that CBSA. [Since 1981](#), HUD has considered any household paying more than 30% of its income for housing expenses as cost-burdened.

The median monthly housing costs of renters and homeowners vary widely across the State. The Chicago Metro Area, which includes some of Northwest Indiana, has the highest median housing cost, at \$1,245 per month, while Vincennes has the lowest, at \$633 per month (Table 1.). To pay no more than 30% of income for housing costs, a household in the Indianapolis Metro Area would need to make **\$17.77 per hour*** or have an **annual salary of \$36,960**. At Indiana minimum wage**, an Indianapolis-area household would have to work **98 hours per week** to avoid being cost-burdened.

Table 1: Median Housing Wage for Indiana CBSAs
All Occupied Housing Units

Core-Based Statistical Area	Median Monthly Housing Cost Estimate	Hourly Wage Needed	Annual Gross Salary Needed	Number of Hours per Week Worked at Minimum Wage	Median Monthly Housing Cost Margin of Error
Chicago-Naperville-Elgin, IL-IN-WI Metro Area	\$1,245	\$23.94	\$49,800	132	0%
Cincinnati, OH-KY-IN Metro Area	\$962	\$18.50	\$38,480	102	1%
Indianapolis-Carmel-Anderson, IN Metro Area	\$924	\$17.77	\$36,960	98	1%
Columbus, IN Metro Area	\$854	\$16.42	\$34,160	91	2%
Louisville/Jefferson County, KY-IN Metro Area	\$852	\$16.38	\$34,080	90	1%
Bloomington, IN Metro Area	\$834	\$16.04	\$33,360	88	2%
Lafayette-West Lafayette, IN Metro Area	\$831	\$15.98	\$33,240	88	1%
Elkhart-Goshen, IN Metro Area	\$788	\$15.15	\$31,520	84	1%
Evansville, IN-KY Metro Area	\$778	\$14.96	\$31,120	83	1%
South Bend-Mishawaka, IN-MI Metro Area	\$770	\$14.81	\$30,800	82	1%
Warsaw, IN Micro Area	\$765	\$14.71	\$30,600	81	3%
Michigan City-La Porte, IN Metro Area	\$760	\$14.62	\$30,400	81	2%
Angola, IN Micro Area	\$757	\$14.56	\$30,280	80	4%
Frankfort, IN Micro Area	\$756	\$14.54	\$30,240	80	3%
Greensburg, IN Micro Area	\$754	\$14.50	\$30,160	80	3%
Fort Wayne, IN Metro Area	\$748	\$14.38	\$29,920	79	1%
North Vernon, IN Micro Area	\$748	\$14.38	\$29,920	79	4%
Crawfordsville, IN Micro Area	\$739	\$14.21	\$29,560	78	3%
Auburn, IN Micro Area	\$737	\$14.17	\$29,480	78	3%
Huntington, IN Micro Area	\$733	\$14.10	\$29,320	78	3%
Madison, IN Micro Area	\$733	\$14.10	\$29,320	78	3%
Kendallville, IN Micro Area	\$729	\$14.02	\$29,160	77	4%
Seymour, IN Micro Area	\$722	\$13.88	\$28,880	77	5%
Kokomo, IN Metro Area	\$709	\$13.63	\$28,360	75	2%
Terre Haute, IN Metro Area	\$701	\$13.48	\$28,040	74	2%
Bedford, IN Micro Area	\$697	\$13.40	\$27,880	74	4%
Muncie, IN Metro Area	\$688	\$13.23	\$27,520	73	2%
Richmond, IN Micro Area	\$685	\$13.17	\$27,400	73	2%
Decatur, IN Micro Area	\$671	\$12.90	\$26,840	71	4%
Jasper, IN Micro Area	\$671	\$12.90	\$26,840	71	4%
New Castle, IN Micro Area	\$671	\$12.90	\$26,840	71	3%
Connersville, IN Micro Area	\$667	\$12.83	\$26,680	71	4%
Wabash, IN Micro Area	\$665	\$12.79	\$26,600	71	3%
Logansport, IN Micro Area	\$657	\$12.63	\$26,280	70	3%
Washington, IN Micro Area	\$639	\$12.29	\$25,560	68	5%
Marion, IN Micro Area	\$637	\$12.25	\$25,480	68	3%
Vincennes, IN Micro Area	\$633	\$12.17	\$25,320	67	3%

Source: American Community Survey 2014 5-year estimates

*Based on a 40-hour work week and 52 earning weeks in the year.

**\$7.25 per hour

All data cited in this document are derived from 2014 5-year American Community Survey estimates obtained from: Minnesota Population Center. National Historical Geographic Information System: Version 2.0. Minneapolis, MN: University of Minnesota 2011. Retrieved from <http://www.nhgis.org>